

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**21 Wootton Drive
Hemel Hempstead
Hertfordshire
HP2 6LB**

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Price £540,000 Freehold



This much loved 4 Bedroom Detached family home offers generous and well arranged accommodation while being located in this sought after road. You are welcomed by the spacious Entrance Hall with doors leading to the large Living Room with a 'Marble' feature fire with a real flame effect coals burning gas fire, Dining Room with recently replaced patio doors offering access to the Rear Garden, fitted Kitchen Breakfast Room with a range of matching wall and floor mounted units, 'Corian' work surfaces and matching breakfast bar area, integrated appliances and 'Karndean' flooring, Utility Room and a refitted Guest Cloak Room. The first floor boasts 4 good sized Bedrooms and a family bathroom fitted with a spa bath, shower cubical, low level WC and a wash hand basin. Externally the property has both Front and Rear Gardens, a Resin Bound Driveway and a Garage with an electric door. The Rear Garden is pleasantly private and backs on to an open playing field, the Garden is arranged with low maintenance in

mind and mainly paved. The property benefits from double glazing, gas heating to radiators, a cooling ventilation system and an electric awning in the Rear Garden. **VIEWING IS A MUST.**

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Spacious 4 Bedroom Detached family home

Generous Living Room with a feature fireplace

Dining Room

Kitchen Breakfast Room

Utility Room

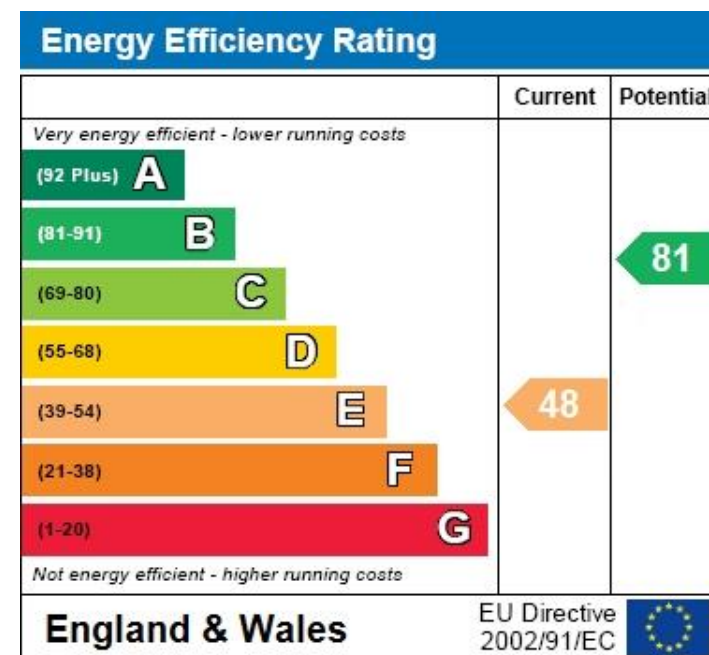
Guest Cloak Room

Family Bathroom

Garage. Driveway

Pleasantly private Rear Garden

Double glazing. Gas heating to radiators

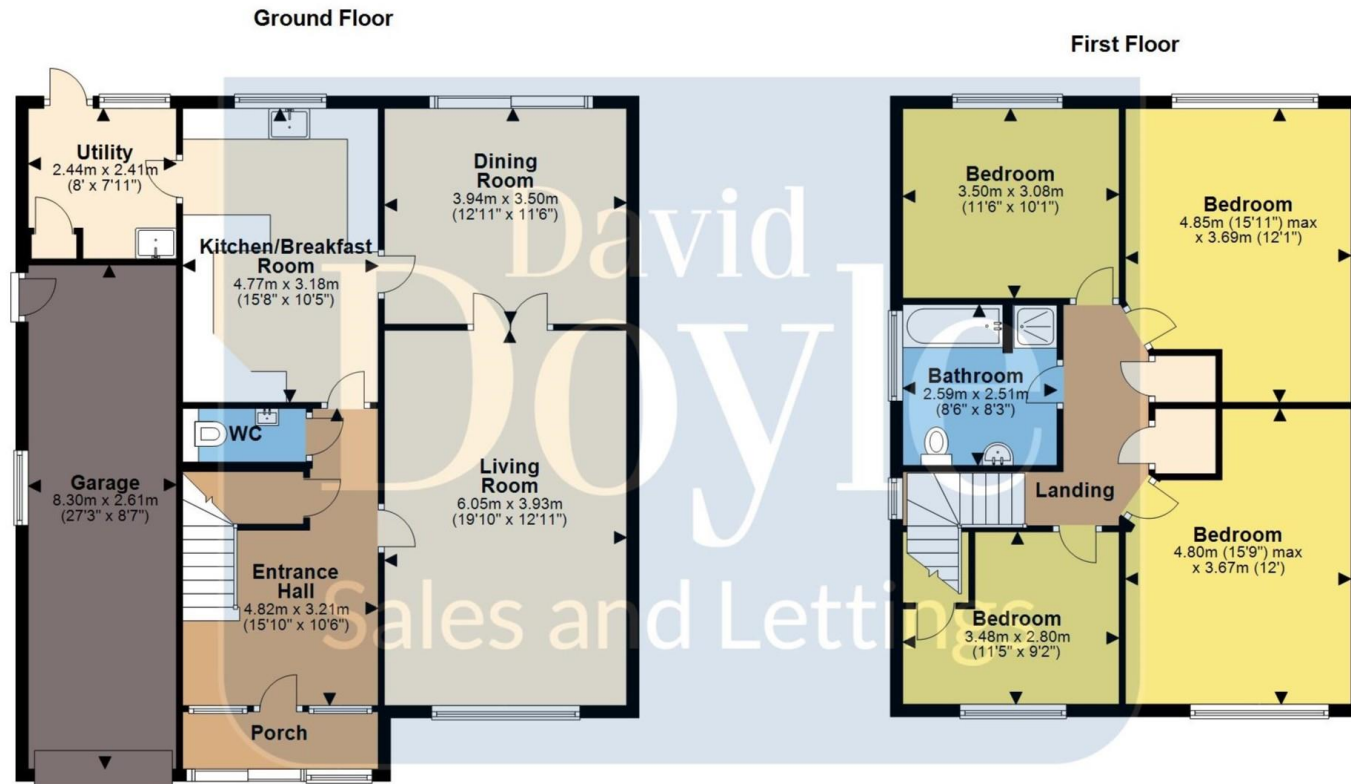


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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 172.1 sq. metres (1852.4 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.
Plan produced using PlanUp.

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